

FOR SALE INDUSTRIAL WAREHOUSE

6655 INTERCAL WAY,
PRESCOTT, AZ 86301

FOR COMPLETE PROPERTY DETAILS

MATTHEW FISH
Associate Broker
480.309.1089
matt@arizonacre.com

DONALD TEEL
Senior Associate
928.777.8100
donald@arizonacre.com



PROPERTY SUMMARY



PROPERTY DESCRIPTION

This beautiful, clear-span red-iron building, built in 2021, offers 4,900 square feet of versatile industrial space. The interior is built out with two offices and a half bathroom. It provides full climate control across both the warehouse and the offices, with two HVAC units in the warehouse and mini-split systems in the offices. The property includes 12 paved parking spaces and a graded pad suitable for outside storage or future building expansion. From Intercal Way, there are two concrete aprons and a circular driveway for smooth access. The front features two 16-foot-tall overhead doors and two separate walk-through doors. The building can be easily divided into two 2,450-square-foot units, making it an ideal turnkey income property. The property is zoned Industrial Light (IL) and can host a variety of different industrial uses.



OFFERING SUMMARY

Sale Price:	\$1,175,000
Lot Size:	1 Acres
Building Size:	4,900 SF

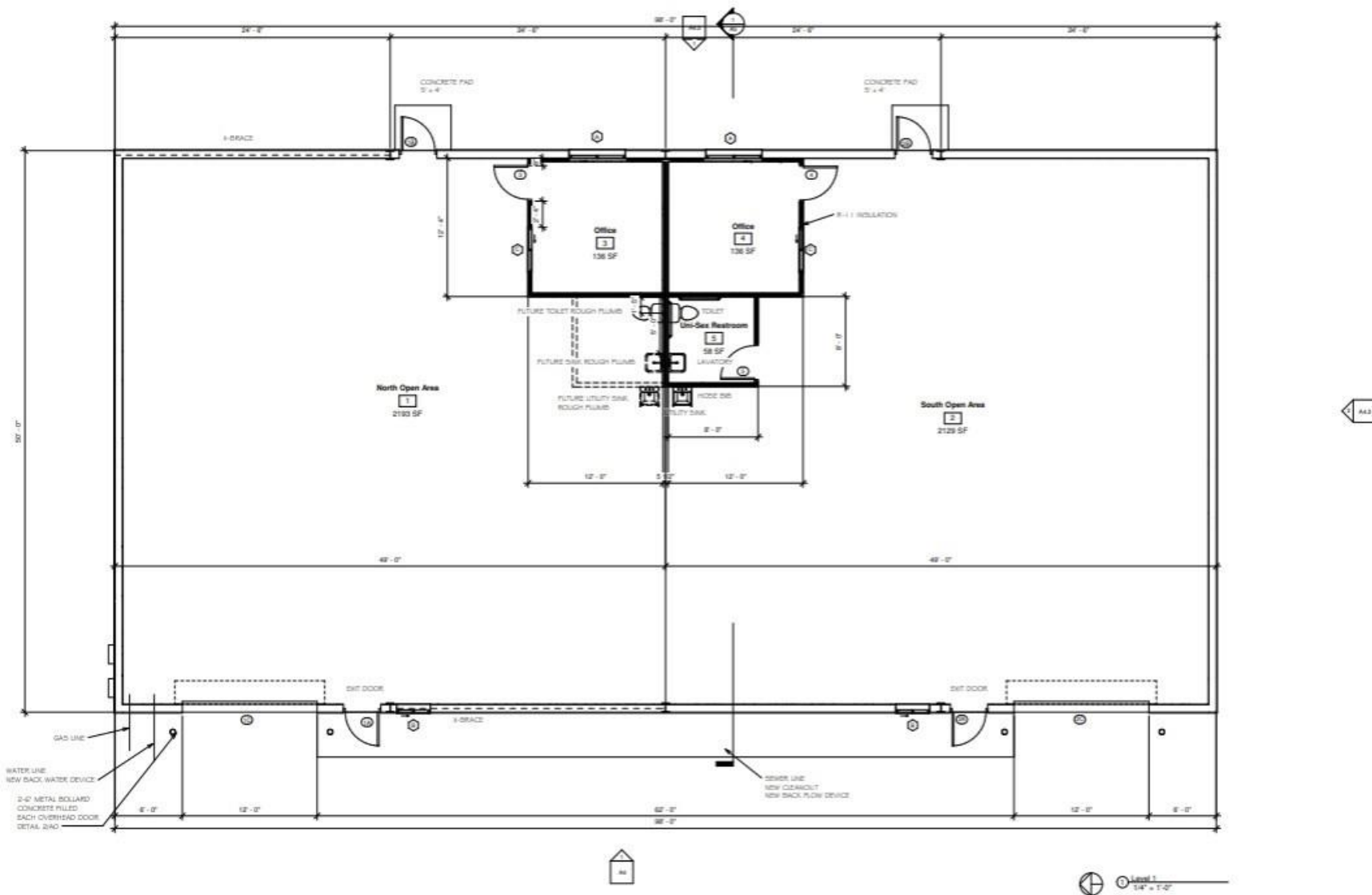
DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	12,179	53,919	64,396
Total Population	27,955	121,625	144,305
Average HH Income	\$98,967	\$91,758	\$92,230

AERIAL OVERVIEW



AERIAL OVERVIEW

FLOOR PLAN



GALLERY PHOTOS

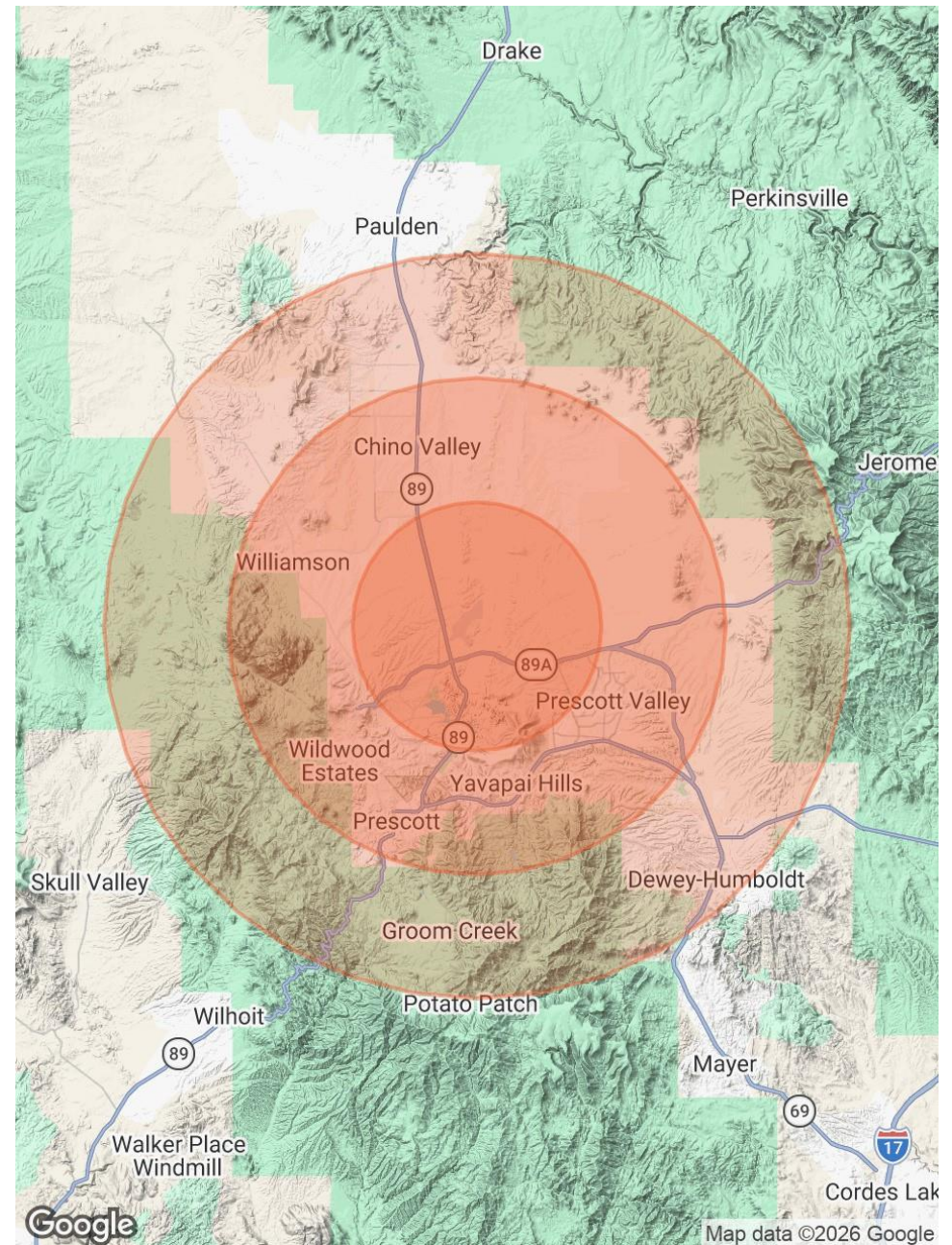


DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	27,955	121,625	144,305
Average Age	49.6	50.6	51.7
Average Age (Male)	49.4	49.6	50.8
Average Age (Female)	52.3	52.2	53.2

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	12,179	53,919	64,396
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$98,967	\$91,758	\$92,230
Average House Value	\$500,833	\$460,947	\$458,610

2023 American Community Survey (ACS)



MEET THE TEAM



MATTHEW FISH

Associate Broker

Direct: 480.309.1089
matt@arizonacre.com



DONALD TEEL

Senior Associate

Direct: 928.777.8100
donalddt@arizonacre.com